

D. BONUS ALLOWANCES AND REVIEW CRITERIA:

The following table lists the conditions under which additional density or alternative bulk standards may be achieved:

	R-14 Zone	RM-U Zone	COR 1	COR 2
Density and Unit Size Bonus-Purpose:	The bonus provisions are intended to allow greater flexibility in the implementation of the purpose of the R-14 designation. Bonus criteria encourage provision of aggregated open space and rear access parking in an effort to simulate provision of higher amenity neighborhoods and project designs which address methods of reducing the size and bulk of structures. Applicants wishing such bonuses must demonstrate that the same or better results will occur as a result of creative design solutions that would occur with uses developed under standard criteria.	The bonus provisions are intended to allow greater densities within the portion of the RM-U zone located within the Urban Center Design Overlay and north of South 2 nd Street for those development proposals that provide high quality design and amenities.	NA	NA
Maximum Additional Units Per Acre:	1 to 4 additional dwelling units per net acre. Densities of greater than 18 units per net acre are prohibited.	Up to 25 dwelling units per net acre. Densities of greater than 100 dwelling units per net acre are prohibited.	Up to 5 additional dwelling units per acre may be allowed; provided there is a balance of height, bulk and density established through a floor area ration system and/or a master plan	Up to 2 dwelling units per acre for compliance with each provision listed below may be allowed; provided there is a balance of height, bulk and density established addressing the following public benefits: (i) Provision of continuous pedestrian access to the shoreline consistent with requirements of the Shoreline

ATTACHMENT I

			to be decided at the time of site plan review.	<p>Management Act and fitting a circulation pattern within the site,</p> <p>(ii) Provision of an additional 25' setback from the shoreline beyond that required by the Shoreline Management Act,</p> <p>(iii) Establishment of view corridors from upland boundaries of the site to the shoreline,</p> <p>(iv) Water Related Uses. If the applicant wishes to reach these bonus objectives in a different system, a system of floor area ratios may be established for the property to be determined at the time of site plan review as approved by Council,</p> <p>(v) Daylighting of piped streams.</p>
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ATTACHMENT I

Maximum Allowable Bonus Dwelling Unit Mix/Arrangement:	<p>Dwelling units permitted per structure may be increased as follows:</p> <ul style="list-style-type: none"> (i) Dwellings Limited to 3 Attached: A maximum of 4 units per structure, with a maximum structure length of 100 feet. (ii) Dwellings Limited to 6 Attached: A maximum of 8 units per structure with a maximum structural height of 35 feet, or 3 stories and a maximum structural length of 115 feet. 	<p>NA</p>	<p>NA</p>	<p>NA</p>
Bonus Criteria:	<p>Bonuses may be achieved independently or in combination. To qualify for one or both bonuses the applicant shall provide either:</p> <ul style="list-style-type: none"> (i) Alley and/or rear access and parking for 50% of detached, semi attached, or townhouse units <u>(parcels abutting an existing alley are required to take alley access and shall not qualify for the bonus based upon this provision)</u>, or (ii) Civic uses such as a community meeting hall, senior center, recreation center, or other similar uses as determined by the Zoning Administrator, or (iii) A minimum of 5% of the net developable area of the project in aggregated common open 	<p>Development projects within the applicable area that meet both the “minimum requirements” and at least one “guideline” in each of the following four categories”</p> <ul style="list-style-type: none"> • Building Siting and Design; • Parking, Access, and Circulation; • Landscaping/Recreation/Common 	<p>NA</p>	<p>NA</p>

ATTACHMENT I

	<p>space. Common open space areas may be used for any of the following purposes (playgrounds, picnic shelters/facilities and equipment, village greens/squares, trails, corridors or natural). Structures such as kiosks, benches, fountains and maintenance equipment storage facilities are permitted; provided, that they serve and/or promote the use of the open space. To qualify as common open space, an area must meet each of the following conditions:</p> <ul style="list-style-type: none"> • Function as a focal point for the development, • Have a maximum slope of 10% • Have a minimum width of 25', except for trails or corridors, • Be located outside the right-of-way, • Be improved with landscaping in public areas, and • Be maintained by the homeowners association if the property is subdivided, or by the management 	<p>Space; and</p> <ul style="list-style-type: none"> • Building Architectural Design <p>Applying to Area "A" of the Urban Center Design Overlay District located in RMC 4-3-100 shall be permitted a maximum density of 100 dwelling units per net acre.</p>		
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	<p>organization as applied to the property if the property is not subdivided.</p> <p><u>(iv) Provision of a minimum of 2 units of affordable housing per net developable acre (fractional results shall be rounded up to the next whole number).</u></p> <p>In addition, in order to qualify for a bonus, developments shall also incorporate a minimum of 3 features described below:</p> <ul style="list-style-type: none"> (i) Architectural design which incorporates enhanced building entry features (e.g., varied design materials, arbors and/or trellises, cocheres, gabled roofs). (ii) Active common recreation amenities such as picnic facilities, gazebos, sports courts, recreation center, pool, spa/Jacuzzi. (iii) Enhanced ground plane textures or colors (e.g., stamped patterned concrete, cobblestone, or brick at all building entries, courtyards, trails or sidewalks). (iv) Building or structures incorporating bonus units shall have no more than 75% of the garages on a single façade. (v) Surface parking lots containing nor more than 6 parking stalls 			
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ATTACHMENT I

	(vi) separated from other parking areas by landscaping with a minimum width of 15 feet. Site design incorporating a package of at least 3 amenities which enhance neighborhood character, such as coordinated lighting (street or building), mailbox details, address and signage details, and street trees as approved by the Reviewing Official.			
General Provisions:	NA	NA	Where included, affordable units must meet the provisions of the Housing Element of the Comprehensive Plan.	Where included, affordable units must meet the provisions of the Housing Element of the Comprehensive Plan. For COR 2, if a significant public benefit above City Code requirements can be provided for a portion of the property which may be contaminated, a transfer of density may be allowed for other portions of the site.